

Date/Time Opened	Popular Topic	Contact Name	Comment	Attachments
12/1/2021 15 38	Bueno Ave Rezone	Anonymous Constituent	Constituent called in to express his opposition to the Bueno Avenue Apartments being built. He states that there are already too many high rises and apartments catered to the middle class.	
12/2/2021 16 10	Bueno Ave Rezone	Cindy Cromer	Dear members of the City Council, We write regarding the proposals affecting Bueno Avenue in the Bryant neighborhood and would greatly appreciate the opportunity to discuss them with Councilmembers by phone or video chat. We have attempted to organize the issues which we believe need the Council's attention prior to any action on the developer's requested Central Community Master Plan and Map Amendment. We were able to meet with Council Member Valdemoros on 11/29, and have revised the comments below based on that meeting. We did not anticipate the positive recommendation from the Planning staff. Cindy feared something which might function as a giant fraternity house and showed up late to find something far worse. Jen has talked to former and current residents and done a thorough analysis of Growing Salt Lake and the relevant neighborhood plans. Many of the circumstances are similar to the Lincoln St./200 S proposal, but in this case, the staff report from Planning was positive and the margin for the ultimately negative recommendation from the Planning Commission is 1 vote after a messy process that included a retraction of the first vote due to violation of the Housing Mitigation Ordinance and a second vote at which there was substantially more participation from local renters. We are keenly aware that we need the City Council's help to deal with unintended consequences of the proposal. The master plan and zoning amendment for Bueno Avenue are scheduled for consideration by the City Council on December 7. We have followed the process to date and have numerous concerns which were not addressed by the Planning Commission in either of 2 hearings. We are seeking your help in identifying ways to mitigate both site-specific and City-wide impacts of granting the requests. If that is not possible, we believe the Council should follow the latest Planning Commission recommendation and deny the petition. Summary The applicant wants to rezone 7 contiguous interior block lots from SR3 (Special Development Pattern Residential District) to RMF45. The stated purpose is to merge the lots and an adjacent one on 700 E with a modest 6-plex, demolish the existing cottages and apartments, and build a "co-housing" (rooming house) complex after separate conditional use and planned unit development applications. The Planning Commission would make the final decisions on the requests for the planned development and conditional use. The applicant needs numerous exceptions to the zoning ordinance to maximize the size and scale of the proposed main building in the planned development. Properties on the full block bounded by 700 E, 800 E, 100 S and 200 S include a mix of condominium buildings, commercial properties (Wasatch Touring and medical clinics), single family houses; and multifamily buildings. This section of Bueno Avenue is a private street with one egress to the west. We do not see that the current proposals address the existing density on the block, the extensive potential for other redevelopment or better alternatives for the lots in question, the need for on-site parking, or the loss of existing, less expensive housing and replacement with market-rate single room occupancy rentals. Affordability-The City would be agreeing to a significant increase in density without gaining any affordable units. The anticipated rent for a bedroom and bathroom plus access to amenities is ~\$875/mo based on rate estimates given at the Planning Commission hearings. On a per-square-foot basis the target rental rate is at or above market-rate. We note that tenants can still rent a complete one-bedroom apartment in the many existing multi-family buildings in the neighborhood for that amount. A private 3-bedroom apartment at the Bridges in Salt Lake City is currently advertised at \$1,880 a month whereas a "3-private bed-	
12/3/2021 8 33		Trent Harris	Dear Councilwoman, I understand that a meeting will be held soon concerning KEN SANDERS RARE BOOKS moving into a space at the Leonardo. I want to express my enormous support for this idea. Ken is a real asset to the community. He has done so much for local writers, poets, artists, and filmmakers. His store has been a landmark for decades but now it is marked for demolition. Retail rents have made getting another space next to impossible. I hope you will support the move. Respectfully, Trent Harris: [REDACTED]	
12/3/2021 8 44	Bueno Ave Rezone	Jen Colby	Dear City Council Members and staff, Attached are scans of two pages of signatures from city residents in opposition to the developer request for a master plan and map amendments from SR3 to RMF45 for the "Bueno Avenue Apartments" project with the stated purpose of constructing a large-scale market rate rooming house. Please review these petitions and include them in the public record for this upcoming council agenda item. I have blocked out personal phone numbers and emails in the scans for inclusion in the record. Sincerely, Jen Colby, MPA D4 resident	2
12/3/2021 10 04	Bueno Ave Rezone	Jen Colby	Dear Members of the City Council and Staff, The developers who are requesting a master plan and map amendment ordinance in the 700 block of Bueno Avenue in the Bryant neighborhood of the Central Community/East Central are doing so for the stated purpose of constructing a large luxury rooming house, or "co-living" residence. The planning staff report failed to evaluate the applicant's claims of meeting housing needs through innovation and whether this particular housing type - even if short term rentals could be prevented - is something city officials should be granting substantial concessions to facilitate. I and others have already raised the very real concern that these bed/bath rooms and/or suites could easily function as short-term rentals given the rent rates as compared to local hotel rooms and the City's current near inability to enforce its ban on short-term private rentals (Airbnb, VRBO, etc.). The issue of whether this particular site and massive upzoning is appropriate for this type of housing development is a serious one. I personally believe the answer to that is 'No' based on clear master plan language and standards. That issue will be addressed in other comments. That said, I also think it is important to look deeper at the PR pitch and claims regarding the proposed rooming house's desirability for Salt Lake City regardless of location. The attached paper is entitled Co-Living Assessed in a Time of Covid-19 Critical Intervention or Millennial Fad? by law professor Diane Klein. It considers these neo-rooming-houses being built mostly in high-cost coastal cities in the broader context of affordability, demographics and discrimination, amenities, privacy and lack thereof, rules (such as "no sexual activity" policies at some of these), and finally from a public health and financial viability standpoint in the era of seemingly never-ending COVID-19. This remains highly relevant given the failure of the USA, especially in red states, to impose, maintain, or for large segments of its residents to voluntarily follow needed health measures to control COVID-19 now or into the foreseeable future. I hope that Council members will find a moment to at least skim the attached paper as some food for thought. Please include these comments and the attached paper in the public record. Here is a quote from the introduction (p. 161) "Should we believe the hype? Or is so-called 'co-living,' hyphenated or not, just another real estate developer's attempt to extract more dollars per square foot while making Millennials feel better about their downward economic mobility - a piece of avocado toast you can live in, as it were? However, we might have thought about co-living before 2020, any current appraisal of it must necessarily take into account COVID-19, the U.S.'s failed response to the pandemic, and the consequent risks of dense living with a group of transient strangers in a time of stay-at-home orders, isolation/quarantine, and social distancing protocols." Sincerely, Jen Colby, MPA D4 Resident	
12/3/2021 10 54	Bueno Ave Rezone	Anonymous Constituent	A caller left a message with and no name with his view of the Bueno Apartments. He said they have enough middle and higher class apartments in the area and that what they do not have enough is affordable housing to the area so if anything is going to be built it should be that. He asked for your support to not move forward with your vote for the Bueno Apartments. Thank you, ROBYN HOGGAN Salt Lake City Council Staff OFFICE of the CITY COUNCIL SALT LAKE CITY CORPORATION TEL 801-535-7608 WWW.SLCCOUNCIL.COM <http://www.slccouncil.com/> To assure proper attention to your email, please 'Reply to All' or include CCFrontOffice@slcgov.com <mailto:CCFrontOffice@slcgov.com> on the address line of this email.	

12/3/2021 11 06	Bueno Ave Rezone	Cindy Cromer	<p>Dear Members of the City Council-The unintended consequences of the proposal before this afternoon on Bueno Avenue could put it on my list of the worst decisions the City has made with respect to housing. The bungling and loopholes are everywhere. You must proceed with caution. My efforts to intervene behind the scenes with the disastrous hearing in June are below. Sincerely, cindy c. (Will-I am assuming that Council Member Petro-Eschler has a straight forward e mail address at the City. Please correct any error on my part. Elizabeth was not sure that the e mail was available yet.)</p> <p>From cindy cromer [REDACTED] Sent Monday, July 12, 2021 3 10 PM To Katia Pace <katia.pace@slcgov.com> Cc: nick norris <nick.norris@slcgov.com>; michaela.oktay@slcgov.com <michaela.oktay@slcgov.com>; Clark, Aubrey <Aubrey.Clark@slcgov.com>; priscilla.tuao@slcgov.com <priscilla.tuao@slcgov.com>; nick tarbet <nick.tarbet@slcgov.com>; russell weeks <russell.weeks@slcgov.com>; blake.thomas@slcgov.com <blake.thomas@slcgov.com>; hannah.vickery@slcgov.com <hannah.vickery@slcgov.com> Subject Fw: Bueno Ave. request to the Planning Commission Katia- Please forward this request to members of the Planning Commission excluding Commissioner Bell. To members of the Planning Commission From Cindy Cromer Re proposals related to Bueno Avenue, meeting 6/23/21 7/12/21 As a long-time investor on the block east of the proposal, I probably have more history about the planning and redevelopment of this block than anyone, and I deeply regret not writing you sooner. My written comments arrived shortly before your meeting on 6/23 and I commented at the hearing. I appreciate that you considered my cautionary remarks about the Fair Housing Act. I also appreciate that you separated the master plan amendment and zoning request from the other 2 proposals. Unfortunately, those two adjustments do not address the numerous issues with the applicant's request. I am writing to ask one of the Commissioners who voted in favor of the master plan amendment to consider recalling the motion. That is admittedly a bold request on my part, one that I have never made before. EXISTING AND ANTICIPATED DEVELOPMENT ON THE BLOCK Everyone, everyone, failed to take a comprehensive look at this block bounded by 100 S, 200 S, 800 E, and 700 E. This neighborhood, the Bryant neighborhood, has more small area plans than any other part of the City. There is a reason for that—the complexity of its land uses and the compromises that the City made in over the years to fix its mistakes. In terms of land use, this block is remarkably intact with more intense uses on the four corners and an interior block street. The corners are anchored by the tallest building on the block (Akerlow, Thomas, Dyer-ATD), an institutional use, a 2 1/2 story walk-up apartment building, and a nonconforming business property. The former site of the YMCA redeveloped as condo housing (Watts Corp.) and a corner gas station as ATD's condo project. No one considered the impact of these condominiums on the future land uses on the block. The Watts project has 3 street frontages. As indicated, the ATD project is the tallest building on the block. Barring disasters, these condominiums are permanent land uses and built forms because the sum of the parts in divided ownership exceeds the value of the whole. The location of the block between one of Salt Lake's great streets, 800 E, and the State highway on 700 E presents a challenge in terms of appropriate mass and scale, but the presence of the condominium projects determines the appropriate height of the block. It should be less than the anchor corner on 800 E and 100 S which is 4 stories to maintain the development pattern, and it</p>
12/3/2021 16 43	1945 S 1300 E Rezone	Judi Short	<p>Thank you for sending the staff report written for the City Council as they assess this proposed rezone. I have a couple of changes. 1. The applicant is proposing 46 units, which is the correct amount for 1 acre if his parcel were to be in RMF 45. However, we have clarification from Nannette Larsen in planning that Max Chang could only build 31 units because the size of his parcel is .79 of an acre. I confirmed that on the Salt Lake County Assessor's website. So, this rezone would result in an increase from 25 to 31 units. These units are probably affordable, given their age and condition, so we would lose 25 affordable units and gain 31 expensive units. A total gain of 6 units. 2. Parking - Please double-check the parking requirement. I have attached the latest revised parking ordinance final draft, which I don't think is codified yet. We haven't seen anything in a long time that requires 2 spaces for a 2 bedroom unit. Look on page 7, I think this says 1.25 parking spaces per dwelling unit 2 bedrooms. There is no on-street parking on 1300 east. The parking lots for the businesses nearby are packed, I know my dentist is next door on the south, and there are times I cannot find a place to park. 3. Entrance and Egress - Entrance to this building is from a shared driveway (shared with the dental office on the south). This is a one-way road. Egress is to snake your way through the dental parking lot, out to 1300 East where you can only go north, and the wait is long because traffic is bumper to bumper. Or, through a skinny driveway to View Street, wide enough for one car. View Street has no available parking on it most times of day Or, head south down the skinny driveway behind the houses on view and east of Kentucky Fried Chicken to snake your way onto 2100 South, which is also packed at that corner most of the time. It is just a place where additional cars are not needed, Transportation says that area is F and has been for 10-15 years "and you guys just keep approving projects." 4. Mr Chang thinks people will just walk over to the streetcar, but that would likely be a 20 minute walk over 1300 East, 2100 South and through a myriad of parking lots or a steep walk down Wilmington Avenue to cross Highland Drive with still another long block to the streetcar. Not likely to happen. — Judi Short [REDACTED]</p>
12/6/2021 15 43		Darlene Van Uden	<p>Hello! I would like to voice my support in advance of tomorrow's Work Session for the Council to support allowing The Leonardo to create subleasing agreements with entities that fulfil a public purpose in alliance with their overall mission. Specifically, I am writing in support of The Leonardo's proposed sublease of space to Ken Saunders and his incredible bookstore. He is a local treasure whose rightful spot is in the heart of the city where he can share his knowledge, his connections, and his unique collections with a broad range of city residents and visitors. Please vote yes! Best regards, Darlene van Uden</p>
12/7/2021 8 14		Elizabeth Garbe	<p>Dear Salt Lake City Council Member, Please find the attached letter supporting Mayor Mendenhall's recommendation for the City's use of \$10 million in American Rescue Plan funding on a social impact investment in childcare, early childhood education, and workforce training to increase the skills and earning potential of parents and caregivers. If you have any questions please let me know. Thank you, Elizabeth Elizabeth Garbe, MSW United Way of Salt Lake Senior Director, Government Relations and Public Policy [REDACTED] * uw.org <applewebdata //39730E76-92E7-47AD-8CE4-3FE3A8FA869C/www.uw.org> * @ElizabethMGarbe You can help change the odds <https://www.youtube.com/watch?v=_Dbk11CwYk> for at-risk kids in our community. Join us and put #UtahKidsFirst</p>

12/7/2021 8 21	Lisa Davis	Dear Council Members, Ahead of tomorrow's working session and public hearing regarding the approval of a sublease between The Leonardo and Ken Sanders Rare Books – we've received inquiries from a few different people/places City regarding the status of The Leonardo's agreements with the City. Alex Hesses, executive director for The Leonardo, put together a letter to consolidate our responses – which I've attached here. If there are any other questions, please reach out and we're happy to help. Best, Lisa Davis The Leonardo Board On Thu, Oct 28, 2021 at 10 43 AM Lisa Davis [REDACTED] wrote Dear Council members and staff, Happy 10-year anniversary! October 2021 marks a decade since The Leonardo first opened its doors to the public. At this exciting time, I wanted to take this opportunity to send an update on some of the new partnerships and programs we've been working on – and a preview of what's to come. But first I'd like to extend a special invitation. On Friday, Nov. 12, we'll be holding a preview of "From Monet to Kandinsky" < https://theleonardo.org/monet-to-kandinsky-the-leonardo-hosts-u-s-debut-of-immersive-multimedia-experience/ >," our first exhibit inside of the new Immersive Digital Exploratory Art Space (IDEA) Gallery. More information on the gallery is below – and the invitation to the reception is attached. Please RSVP here < https://forms.gle/Gs4wxWuQBetjYHbc8 > if you can join us. (Space is limited to ensure compliance with COVID-19 safety precautions, so please respond soon.) Amplifying our mission with new community partnerships As you know, COVID disrupted our industry and closed many cultural institutions for months. Amidst the challenges, we took time to reflect deeply on how The Leonardo can best serve the community, build deep relationships, meet critical needs, and remain financially healthy. Thanks to the dedication and creativity of our staff and the devotion of our supporters and visitors—we enter our second decade in a stronger and more exciting place than ever. One of the most exciting initiatives has been creating a new community partnership model that brings new people, perspectives and energy into The Leonardo building to leverage our individual and collective strengths to grow our audiences and create new and meaningful experiences for our visitors. We're proud to be working with Ken Sanders Rare Books, the Utah Black Chamber, Artes de Mexico en Utah, Centro Hispano, Utah Diné Bikéyah and others to build a dynamic and inclusive space for our community to come together and exchange ideas, learnings and experiences that include a broad spectrum of voices and points of view, and to learn and play. By creating joint programming that is aligned to The Leonardo's mission, we are strengthening each individual partner, and building a collective that can have an exponentially larger and more positive impact on our community—while fulfilling the original vision of The Leonardo as a center for art, science and culture that provides an important public good for our citizens. Partnerships in Action The Leonardo's partnership with the Utah Black Chamber started earlier this year with an exhibit, "Sorting Out Race Examining Racial Identity and Stereotypes in Thrift Store Donations." We also hosted a panel series featuring local black leaders and educators—their perspectives, challenges and ideas on how we can become a more inclusive community, and several "talking circles"—intimate conversations led by University of Utah professor Dr. Jackie Thompson. The new pop-up location of Ken Sanders Book Store @ The Leonardo < https://theleonardo.org/ksl-ken-sanders-rare-books-to-open-new-boutique-at-leonardo/ > curated a special collection of books to complement the exhibit and programs, and also facilitated a	1
12/7/2021 8 23	Bruce Cohne	Councilman please lend your voice in opposition to the new proposed mining operations in Parley's Canyon. That operation if approved will add to our air pollution and to destruction of pristine habitat. Wishing you and yours a very joyous Holiday Season. Bruce Cohne	
12/7/2021 9 48	Bueno Ave Rezone Monica Hilding	Sorry Council Members the letter regarding Bueno Avenue was not included in the last email it is included now. Thank you, LINDA SANCHEZ Salt Lake City Council Staff OFFICE of the CITY COUNCIL SALT LAKE CITY CORPORATION TEL 801-535-7614 SLCCOUNCIL.COM < http://www.slccouncil.com/ > To assure proper attention to your email, please 'Reply to All' or include CCFrontOffice@slcgov.com < mailto:CCFrontOffice@slcgov.com > on the address line of this email. From Sanchez, Linda Sent Monday, December 6, 2021 2 35 PM To City Council Members < City.Council.Members@slcgov.com > Cc: City Council Staff < City.Council.Staff@slcgov.com > Subject: Voice message received regarding Bueno Avenue and Significant Water Consuming Land Use Good afternoon Council Members, Monica Hilding left a message regarding a letter that she mailed about the Bueno Avenue she wanted to make sure you received it since she won't be able to attend tomorrow's meeting (that email has been attached). She also mentioned that she is in favor of the Ordinance Significant Water Consuming Land Uses Text Amendment she thinks the usage should be 200 gallons. Thank you, LINDA SANCHEZ Salt Lake City Council Staff OFFICE of the CITY COUNCIL SALT LAKE CITY CORPORATION TEL 801-535-7614 SLCCOUNCIL.COM < http://www.slccouncil.com/ > To assure proper attention to your email, please 'Reply to All' or include CCFrontOffice@slcgov.com < mailto:CCFrontOffice@slcgov.com > on the address line of this email.	1
12/7/2021 9 54	1945 S 1300 E Rezone Judi Short	Council Members, Attached are comments on the 1945 South 1300 East rezone gathered by the Sugar House Community Council 1 for the Planning Commission. They were included in the Administration's transmittal but I was asked to send them again. Thanks, Brian BRIAN FULLMER Salt Lake City Council Staff OFFICE of the CITY COUNCIL SALT LAKE CITY CORPORATION TEL 801-535-7639 SLCCOUNCIL.COM < http://www.slccouncil.com/ > To assure proper attention to your email, please 'Reply to All' or include CityCouncilLiaisons@slcgov.com < mailto:CityCouncilLiaisons@slcgov.com > on the address line of this email.	1
12/7/2021 11 06	1945 S 1300 E Rezone Yvonne Martinez	Amy, I just read the latest staff report and I wanted to make one more point to the email I sent already. The staff report noted that there were no zoning issues with the current property, however, looking at the public information on permits for that parcel - there have been no permits for that property from 1991 when the electronic records are available until 2019. So the owner either made no updates or corrected any issues that required permits or they did work without permits and inspections so no one knows if the work they did met requirements and safety issues. I know that they installed new HVAC units and fixed plumbing for issues I heard about the raw sewage flooded one of the units. The permit they got in 2019 was for the roof, the contractor did get a permit but didn't have any inspections done! I feel like this shows his intent to do things as cheaply as possible without concern for the health and safety of his tenants. Not only that but he never paid the fees associated that go towards funding for the planning and inspection departments. I This doesn't make someone like me that works with the department and pays, the fees feel like the process is fair and equitable. Please do not grant the rezone, he can rebuild something that fits the lot under the current that provides appropriate ingress and egress, provide appropriate parking without causing issues with the commercial buildings, traffic issues on 13th and the alleys, and homes in the area. My neighbors and I hope that we can count on your support to stop this rezone. Thank you, Yvonne	